

District IV Advisory Board Minutes
June 1, 2015
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The District IV Advisory Board meeting was held at 6:30 p.m. at the Alford Library at 3447 S. Meridian, Wichita, KS 67217; Vice Mayor Blubaugh, eight District Advisory Board members; seven City staff, and four members of the public were present.

Members Present

Hestel Sewell
David Kapaun
Matt Lashley
Nancy Wilhite
Michael Gomm
Don McManamey
Benny Boman*
Rebecca Robertson*
Vice Mayor Jeff Blubaugh
*Arrived after agenda approval

Staff Present

Case Bell, Community Liaison
Shawn Mellies, Engineering
Rebecca Greif, Engineering
Derrick Slocum, Planning
Acting Lt. Ring, Wichita Fire
Officer Winder, Wichita Police
Officer Robinson, Wichita Police

Members Absent

Nick Hoheisel
John Whitmer
Josh Shorter
Alex Garcia*
*Youth Member

Guests

Listed on last page

ORDER OF BUSINESS

At 6:30 p.m. **Council Member Jeff Blubaugh** called the meeting to order. Minutes from the May 4, 2015 meeting were approved. Agenda for the current meeting was approved.

STAFF AGENDA

Acting Lt. Ring, Wichita Fire, reported on the fires in District IV. So far this year there have been 683 total alarms with three structure fires. The rest of the alarms were all service alarms. The main thing they have been dealing with is flood waters. He suggested being careful around the river as any rain may cause flash flooding. He also had a reminder that there is a burn ban still in effect.

Officer Robinson, Wichita Police, reported on 299 and 29 Beat. There was a decrease in burglaries and auto thefts. The first week of summer a lot of kids will be out and so expect some getting in trouble. He tried to re-contact building support for the trash on W. MacArthur. Feels that it's just going to be an ongoing thing. There has been a fluctuation of ownership on some of the mobile home parks. A lot of vandalism going on in the parks as well.

Officer Winder, Wichita Police, reported on 13 Beat. There were 20 auto thefts in West Bureau with 12 recovered, one arrest, and four identifiable suspects. When kids get out of school expect a large increase in auto larcenies as kids go through parking lots checking windows and doors. West side officers also recently drove around and painted over graffiti from about 25 businesses.

PUBLIC AGENDA

Scheduled Items

None

Off Agenda items

None

NEW BUSINESS

Scheduled Items

Derrick Slocum, Planning, presented on planning case CON2015-05, a request for Conditional Use for a wireless communication facility generally located west of Seneca Street on the north side of 47th St. S. The applicant, Verizon Wireless, is seeking a conditional use to permit the construction of a 100-foot tall, wireless, galvanized steel, undisguised monopole tower within a 50-foot (x) 50-foot lease site on the undeveloped, LC Limited Commercial (LC) zoned 2.00-acre property. The lease site is located approximately 190 feet north of 47th Street South and 185 feet west of Seneca Street. The site has access onto 47th Street South via a proposed access-utility easement. The LC zoning district allows, new undisguised ground-mounted wireless communication facilities of up to 120 feet in height. The site is located within Airport Hazard Zone Area D, which allows a 300-foot maximum height; the site's base zoning, LC, does not permit 300-foot maximum height. The site is not designated on the "Properties Eligible for an Administrative Permit for a Wireless Communication Facility Map," thus the conditional use request. The applicant's RF Engineer has stated that the proposed facility is needed to provide coverage to an area that has minimal to low coverage. There were no complaints from the public.

DAB? Is Verizon the only one using it? **A:** Yes, but there will be space for two other carriers.

DAB? Can the City put any repeaters or dishes on the tower? **A:** Not specifically, but they could ask like any other carrier.

DAB? If it would collapse would it hit the residential area nearby? **A:** No, they are designed to collapse straight down and the set back is designed to contain something like that.

DAB? Are they going to paint it or put a strobe on it? **A:** They will follow FAA guidelines due to proximity to the airport.

Motion: To recommend approval of the request subject to the eight listed conditions.

Result: Motion passed 8-0.

Shawn Mellies, City Engineering, presented on a petition for sanitary sewer improvements for 4300 and 4316 S. Bartlow Dr, north of 43rd and east of Seneca. A petition signed by 100% of the resident owners, representing 37% of the improvement district area, was submitted in support of proposed pavement and drainage improvements. The petition is valid per Kansas Statute 12-6a01. The estimated cost of the improvements is \$30,000, with 100% of the final cost being assessed to the improvement district on a fractional basis. The estimate does not include financing costs that will be

incurred during the design, construction, or bonding phases of the project. The sewer line will be shallow to save money, but the water line may have to be lowered.

Motion: To recommend approval of the petition.

Result: Motion passed 8-0.

Shawn Mellies, City Engineering, presented on a petition for paving improvements for Sheridan Avenue, north of Pawnee. Sheridan Avenue is currently a partially paved street in an industrial area north of Pawnee Avenue east of West Street. A petition signed by 75% of the resident owners, representing 36.5% of the improvement district area, was submitted in support of proposed pavement and drainage improvements. The petition is valid per Kansas Statute 12-6a01. The project also accounts for bringing in the necessary underground drainage. The estimated cost of the improvements is \$615,000, with 100% of the final cost being assessed to the improvement district on a square foot basis. The estimate does not include financing costs that will be incurred during the design, construction, or bonding phases of the project.

DAB? Does the property owner own both sides of the street? **A:** No, only one side of the street signed the petition.

Motion: To recommend approval of the petition.

Result: Motion passed 8-0.

BOARD AGENDA

A **DAB Member** recommended that Council Member Jeff Blubaugh vote no on the Foley Equipment letter of intent for incentives. He feels that since they advocated for the sales tax last November, it is unfair to give them a sales tax break.

Council Member Jeff Blubaugh: The incentives are only on the expansion and he feels that with a headquarters in Overland Park they will get the incentives there. The IRB won't take anything from City revenue. A report from the Greater Wichita Economic Development Corporation reported that they will expand their Wichita headquarters if they get the incentives as it will allow them to keep 153 employees and add 12 new employees. They would continue to pay property tax on the existing structures and have said that they will move without the incentives.

Council Member Jeff Blubaugh asked if the DAB members support incentives in general. A **DAB Member** said that they own a business and asked the County for an incentive tax abatement for expansion. It allowed them to put more into the building and hire more people.

Council Member Jeff Blubaugh reported that Redguard is expanding and the 235/Kellogg expansion has been scheduled so businesses are looking at the area for their expansion.

A **DAB Member** asked what the status was on the Meridian improvements. **Council Member Jeff Blubaugh** reported that the project will bid this Summer and begin this Fall. It was delayed due to right of way acquisition issues and habitat issues with a local species.

Meeting was adjourned.

The next meeting for District Advisory Board IV will be held at 6:30 p.m., July 6, 2015, at Lionel Alford Library, 3447 S. Meridian.

Respectfully submitted,
Case Bell, Community Liaison – Districts III and IV

Guests

Justin Anderson
Jorge Martinez
Garreth Addison
Toyia Bulla